

THE HONORABLE ROBERT S. LASNIK

UNITED STATES DISTRICT COURT  
WESTERN DISTRICT OF WASHINGTON  
AT TACOMA

TESSA BRADLEY and TYRELL  
BRADLEY, a married couple,

Plaintiffs,

v.

SAFECO INSURANCE COMPANY OF  
AMERICA, an insurance company doing  
business in Washington,

Defendant.

No.: 3:23-cv-5458-RSL

STIPULATED MOTION AND  
ORDER TO STAY CASE DEADLINES  
PENDING APPRAISAL

**I. STIPULATION**

Pursuant to Western District of Washington Local Civil Rule 10(g), Plaintiffs Tessa Bradley and Tyrell Bradley (“Plaintiffs”) and Defendant Safeco Insurance Company of America (“Safeco”) stipulate and move the Court for entry of an order staying all deadlines in this proceeding pending completion of appraisal.

This is an insurance coverage action related to a water loss that occurred at Plaintiffs’ home on or around December 1, 2022. Plaintiffs submitted a claim for coverage under a homeowners policy issued by Safeco (the “Policy”). Safeco and Plaintiffs (together, the “Parties”) disagreed over the amount owed for repairs. Plaintiffs filed this action in

1 Washington State Court on April 5, 2023 alleging contractual and extra-contractual claims  
2 against Safeco. The matter was removed to federal court on May 19, 2023. On July 3, 2023,  
3 the Court issued Amended Order Setting Trial Date and Related Dates (“Amended Order”)  
4 (Dkt. 11). Among other things, the Amended Order sets deadlines for amendment of  
5 pleadings and disclosure of experts by March 13, 2024 and completion of discovery by May  
6 12, 2024.

7 On February 6, 2024, Plaintiffs invoked appraisal pursuant to Washington State law  
8 and the Policy. Under the appraisal provision, Plaintiffs and Safeco each select an appraiser  
9 within 20 days of the appraisal demand. The appraisers then work to resolve issues and  
10 come to an agreement regarding the actual cash value and replacement cost of the loss. If the  
11 appraisers are unable to come to an agreement, the issue is submitted to an umpire.  
12 Agreement by two of any of the three (appraisers and/or umpire) determines the amount of  
13 the loss.

14 Plaintiffs and Safeco have selected their respective appraisers, and the appraisers are  
15 currently working towards coming to an agreement on the valuation of the loss.

16 The Parties stipulate that the foregoing provides “good cause” under FRCP 16(b)(4)  
17 to stay the dates set forth in the Amended Order pending completion of the appraisal process.  
18 As this Court has held in the past, “[a]ppraisal provides a sensible and efficient method for  
19 resolving valuation disputes.” *Dentists Ins. Co. v. Yousefian*, No. C20-1076RSL, 2020 WL  
20 8642137 at \*1 (W.D. Wash. Nov. 16, 2020). Under the terms of the Policy, determining the  
21 amount of loss via appraisal will resolve Plaintiff’s contractual claims. Appraisal will also  
22 streamline the Parties’ discovery efforts related to Plaintiff’s extra-contractual claims. For  
23 these reasons, the parties respectfully request the Court stay the deadlines in the Amended  
24 Order until the appraisal process is complete so that discovery related to the remaining issues  
25 in this matter can be conducted efficiently.  
26

1 STIPULATED: March 12, 2024

2 BULLIVANT HOUSER BAILEY PC

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4 By /s/ Jared F. Kiess

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12 By /s/ Joseph Scuderi

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14 Attorney for Plaintiffs Tessa Bradley and  
15 Tyrell Bradley

**ORDER**

The parties Stipulated Motion to Stay Case Deadlines Pending appraisal is hereby GRANTED.

This matter is hereby STAYED until the appraisal process is completed. During the pendency of the stay, the parties may, after meeting and conferring in an effort to resolve the dispute, file any necessary motions regarding the selection of an umpire or the issuance of third-party subpoenas. The parties shall, within fourteen days of the final valuation determination, file a joint status report with the Court indicating whether a new trial date is needed and, if so, new proposed dates for all deadlines that had not expired as of March 13, 2024.

IT IS SO ORDERED.

DATED this 13th day of March, 2024.



THE HONORABLE ROBERT S. LASNIK

Presented by:  
BULLIVANT HOUSER BAILEY PC

By /s/ Jared F. Kiess

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6 Tyrell Bradley  
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